

# Enhancing resiliency, reducing energy costs, and increasing tenant comfort with energy storage

## Case Study

Company Name:  
L+M Development Partners

Energy Storage Type:  
Lithium-ion battery  
(300 kW/1.2 MWh)

Business Type:  
Affordable multifamily  
building 625 units  
(616,700 sq ft)

Location:  
Brooklyn, NY

### Project Highlights

Facility benefits:

- Lower operating costs for apartments
- A more reliable grid
- Emergency off-grid backup power
- Tenant amenities provided through savings

Battery type:  
Lithium-ion battery

L+M Development Partners invested in the first battery storage microgrid installation at Marcus Garvey Apartments, a multifamily affordable housing development in Brooklyn, to help reduce energy costs and enhance resiliency.

When redeveloping the site, they settled on an energy storage system as a resiliency feature that would work with an on-site 479-kW rooftop solar system and a 400-kW fuel cell system. The energy storage system balances the output of the solar and fuel cell systems and serves as an emergency power supply for the building's security office, management office, and community room. This provides residents with a temperature-controlled common area to gather and charge electronic devices during a power outage.



Becoming fully operational in 2017, it was the first battery storage microgrid installation at a low-income multifamily property in greater New York City and the first outdoor lithium-ion battery permitted in the City. Marcus Garvey Apartments now realizes energy bill savings by reducing demand charges through the storage, solar, and fuel cell systems. On the peak summer day of 2018, the system contributed to significant demand reduction during the 8 p.m. to midnight network peak window. This peak day performance helped the system generate additional savings for the facility while improving local grid reliability at a critical moment.

**Find information on energy storage value streams, project and feasibility funding, and technical assistance.**

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